184.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,500 / 658,500
					USE VALUE:	658,500 / 658,500
					ASSESSED:	658,500 / 658,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN RICHARD P
Owner 2:	
Owner 3:	
Street 1:	34 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,184 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1964, having primarily Wood Shingle Exterior and 1296 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8184.000	192,600		465,900	658,500
Total Card	0.188	192,600		465,900	658,500
Total Parcel	0.188	192,600		465,900	658,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.10 | /Parcel: 508.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124145

GIS Ref

GIS Ref

Insp Date 07/11/18

PREVIOUS ASSESSMENT

Parcel ID 184.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,700	0	8,184.	465,900	658,600	658,600	Year End Roll	12/18/2019
2019	101	FV	172,600	0	8,184.	465,900	638,500	638,500	Year End Roll	1/3/2019
2018	101	FV	172,600	0	8,184.	392,700	565,300	565,300	Year End Roll	12/20/2017
2017	101	FV	172,600	0	8,184.	359,400	532,000	532,000	Year End Roll	1/3/2017
2016	101	FV	172,600	0	8,184.	306,100	478,700	478,700	Year End	1/4/2016
2015	101	FV	165,300	0	8,184.	266,200	431,500	431,500	Year End Roll	12/11/2014
2014	101	FV	165,300	0	8,184.	246,200	411,500	411,500	Year End Roll	12/16/2013
2013	101	FV	165,300	0	8,184.	234,300	399,600	399,600		12/13/2012

!14344!

PRINT

Date	Time
12/11/20	04:12:16

LAST REV

Date	Time
07/31/18	11:54:11
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14344

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15599-269		5/1/1984		103,000	No	No		N

USER DEFINED

Prior Id # 1:	124145
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	MEAS&NOTICE	CC	Chris C
11/13/2008	Measured	345	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8184		Sq. Ft.	Site		0	70.	0.81	7									465,866						465,900	

Total AC/HA: 0.18788 | Total SF/SM: 8184 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 465,866 | Spl Credit | Total: 465,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279150
Depreciation:	86537
Depreciated Total:	192614

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

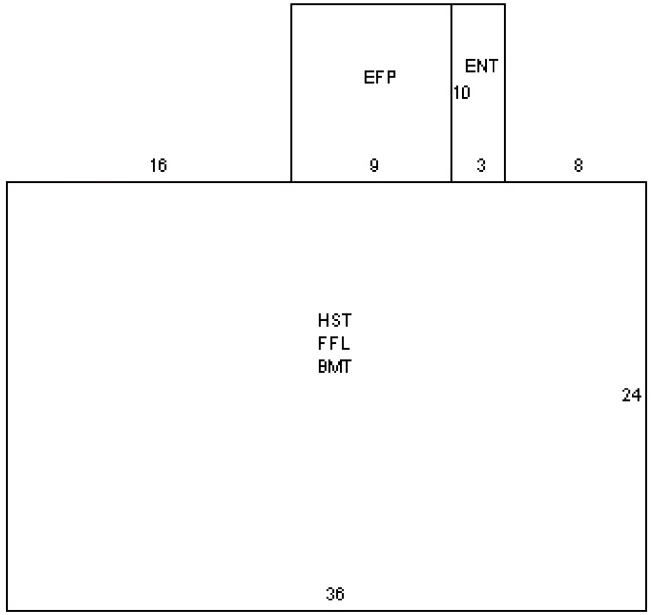
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	84.47
Final Total:	192600	Val/Su SzAd	148.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	42.100	36,374
FFL	First Floor	864	140.330	121,247
HST	Half Story	432	140.330	60,624
EFP	Enclos Porch	90	56.900	5,121
ENT	ENTRY	30	26.140	784

Net Sketched Area:	2,280	Total:	224,150
Size Ad	1296	Gross Are	2712	FinArea	1296
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	